

104.0

0007

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

611,300 / 611,300

USE VALUE:

611,300 / 611,300

ASSESSED:

611,300 / 611,300


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
326		RIDGE ST, ARLINGTON

Legal Description							User Acct
							67260
							GIS Ref
							GIS Ref
							Insp Date
							10/02/18

## OWNERSHIP

Unit #:

Owner 1: MC LAUGHLIN ELAINE M	
Owner 2:	
Owner 3:	

Street 1: 326 RIDGE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		Type:

## PREVIOUS OWNER

Owner 1: MC LAUGHLIN RAYMOND E-ETAL -	
Owner 2: MC LAUGHLIN ALETHIA M -	

Street 1: 326 RIDGE ST

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	
Postal: 02474		

## NARRATIVE DESCRIPTION

This parcel contains .17 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Vinyl Exterior and 1186 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt	14	CPA
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7400		Sq. Ft.	Site		0	70.	0.87	4									449,401						449,400	

## PREVIOUS ASSESSMENT

Parcel ID 104.0-0007-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	161,900	0	7,400.	449,400	611,300		Year end	12/23/2021
2021	101	FV	156,100	0	7,400.	449,400	605,500		Year End Roll	12/10/2020
2020	101	FV	156,100	0	7,400.	449,400	605,500		605,500 Year End Roll	12/18/2019
2019	101	FV	142,300	0	7,400.	449,400	591,700		591,700 Year End Roll	1/3/2019
2018	101	FV	142,300	0	7,400.	385,200	527,500		527,500 Year End Roll	12/20/2017
2017	101	FV	142,300	0	7,400.	359,500	501,800		501,800 Year End Roll	1/3/2017
2016	101	FV	142,300	0	7,400.	308,200	450,500		450,500 Year End	1/4/2016
2015	101	FV	141,600	0	7,400.	276,100	417,700		417,700 Year End Roll	12/11/2014

## SALES INFORMATION

## TAX DISTRICT

## PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC LAUGHLIN RAY	565-125		11/17/1987	Convenience	100	No	No	ALETHIA M MC LAUGHLIN D.O.D. 1/11/2003. BK 103	
	565-125		1/1/1901	Family		No	No	N	

## BUILDING PERMITS

## ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
4/5/2013	495	Re-Roof	6,675						10/2/2018	MEAS&NOTICE	BS	Barbara S
									6/12/2013	Info Fm Prmt	EMK	Ellen K
									2/13/2009	Meas/Inspect	189	PATRIOT
									10/25/1999	Meas/Inspect	264	PATRIOT
									8/6/1991		JK	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

